



5 Cysgod Y Bryn, Llanbedrog, Pwllheli, Gwynedd. LL53 7PY

- GENEROUS GARDEN
- CORNER PLOT
- SHORT WALK TO THE PUB
- ATTACHED GARAGE

PROPERTY DESCRIPTION

5 Cysgod y Bryn presents a wonderful opportunity to acquire a detached bungalow in the highly desirable village of Llanbedrog. Situated on a peaceful residential cul-de-sac, this property occupies a generous corner plot, affording a large and private garden, perfect for families and keen gardeners alike.

The bungalow itself offers comfortable living space, featuring a good-sized lounge and conservatory, ideal for relaxing and entertaining. Three bedrooms provide ample accommodation and a practical attached garage offers valuable storage space or secure parking. The location is particularly appealing, being within easy walking distance of the local pub (The Ship). For those who enjoy coastal walks, the stunning beach at Llanbedrog is a pleasant 25-minute walk away, offering access to the Coastal Path. This property combines the tranquillity of a quiet residential setting with the convenience of local amenities and easy access to the beautiful Welsh coastline.

Llanbedrog lies just 3 miles from the ever popular Abersoch and just 4 miles from the seaside town of Pwllheli. The seaside village has excellent amenities, and is serviced by a local SPAR supermarket, pharmacy, garage, a local renowned art gallery and several pubs and restaurants. The local village also has a primary school and lies between several bus routes. The popular Llanbedrog beach is a picturesque bay and grants access to the coastal paths over Mynnydd Tir Y Cwmwd (Llanbedrog headland) and towards Pwllheli.

Tenure We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Stamp Duty

Residential – £8,100

Second Home – £25,950

*Figures provided using Welsh Government LTT calculator

Council Tax Band – F

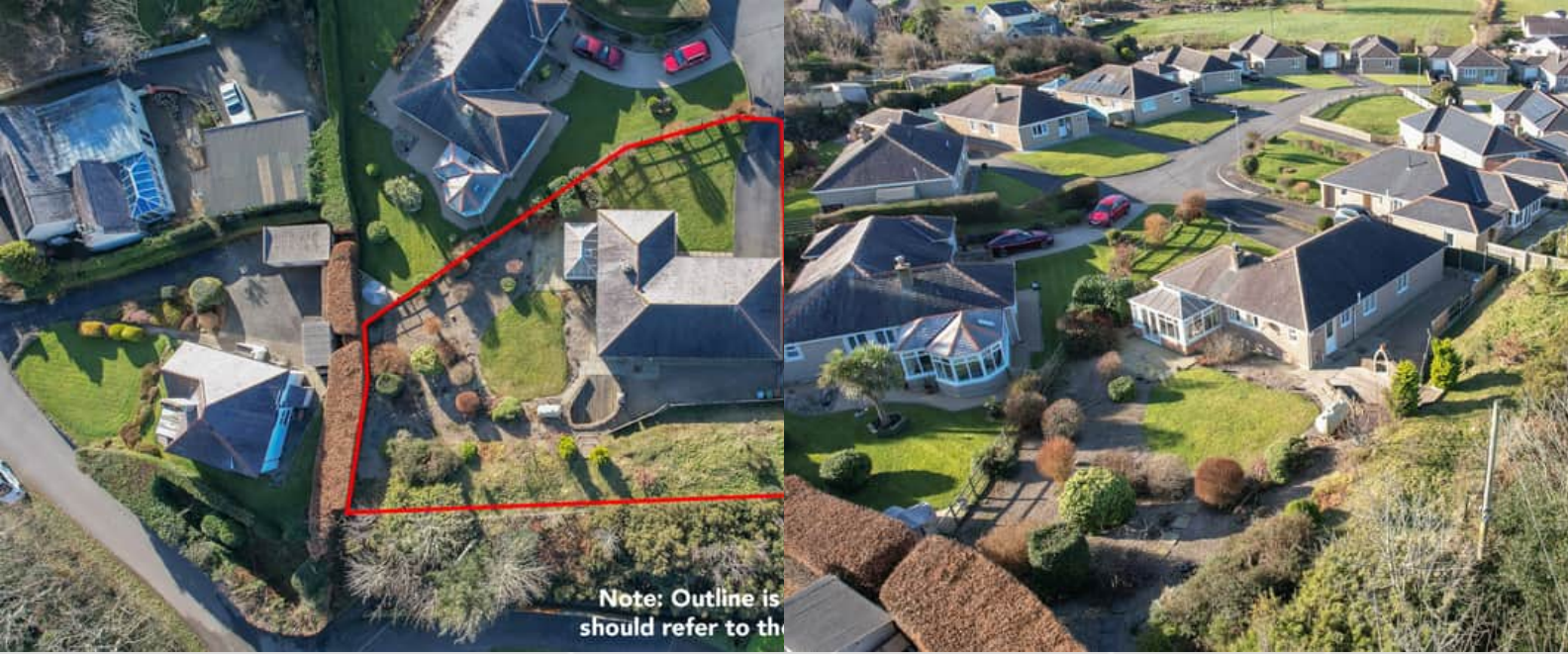
Services Mains water, drainage and electricity. LPG central heating.

Location Information Pwllheli 3.9 miles . Porthmadog 17.1 miles . Bangor 33.6 miles . Chester 94.5 miles . Shrewsbury 91.6 miles . Manchester 129 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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Note: Outline is
should refer to th



FLOORPLAN & EPC



Ground Floor



Disclaimer: For illustrative purposes only. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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